

Regular Meeting 4:00 Council Chambers

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES: Regular Meeting of February 28, 2017**
4. **PUBLIC HEARING:**

A. Auburn Pre-zoning/Site Plan Approval

Request: The City of Gulf Shores proposes to pre-zone 26 acres to ED (Education) zoning district and approve a site plan for a 24,812 square feet vet clinic for Auburn University. The property is located at the northwest corner of the intersection of County Road 8 East and the Foley Beach Express.

B. PUD2017-01 - Bon Secour Village PUD Modification

Request: GCOF Bon Secour LLC proposes to rezone 7.31 acres from R-4 multifamily high density to PUD and amend the existing Bon Secour Village PUD to add 7.31 acres and 28 single family lots. The property is located on Waterway West Boulevard and is currently vacant.

C. S434 - The Retreat at Bon Secour Preliminary Plat

Request: GCOF Bon Secour LLC proposes to subdivide one (1) lot into twenty eight (28) lots. The property is located on Waterway West Boulevard and is currently vacant.

D. Downtown 10 Apartments – Conditional Zoning Modification Request

Request: Mr. Chris Govan, representing Downtown 10 LLC seeks to modify the two (2) story height limitation placed on an R-3 zoned property to allow three (3) story buildings. The property is located on the north side of Ft. Morgan Road between Knob Hill Subdivision and Summer Trace Apartments.

E. Z2017-01 - Lot 1-B Resubdivision of Lot 1 Hunters Heights Rezoning Request

Request: Mrs. Pamela Edwards proposes to rezone Lot 1B of Hunters Heights Subdivision from R-4 (Multi-family High Density) to BN (Neighborhood Business). The property is located on the north side of West 2nd Street and is currently vacant.

5. **SITE PLANS:**

A. SP2017-07 – Cottages at East Point – Site Plan Approval

Request: 13 single family home cottage development at 504 East Beach Blvd. Zoned Medium High Density Tourist Business (BT-3).

B. SP2016-03 ABC Store – Site Plan Approval

Request: Tom Granger representing AL Gulf Shores Hwy 59 LLC seeks site plan approval to construct a new one (1) story, 3,200 square feet Alabama Beverage Control (ABC) Store. The vacant property is located at 1514 Gulf Shores Parkway and is zoned BG General Business.

6. **HEARING OF PERSONS NOT LISTED ON THE FORMAL AGENDA**

7. **OTHER BUSINESS:**

A. PUD2016-04 – Aventura Planned Unit Development

Request: The applicant proposes to rezone 387 acres from R-1-4 Medium Density Single Family Residential to Planned Unit Development (PUD) and gain master plan approval for a 451 lot single family residential subdivision.

B. Waterside Resort – Final Subdivision Plat

Request: Final plat approval for a 46 lot single family subdivision at 637 West Fort Morgan Road. Property is zoned Planned Unit Development (PUD).

8. **COMMUNICATIONS FROM STAFF/PLANNING COMMISSION**

*Gulf Place Phase 1b + 2
Staff report formatting*

9. **ADJOURN**